172.0	0012	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	770,800 / 770,800
					USE VALUE:	770,800 / 770,800
					ASSESSED:	770,800 / 770,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		WEST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PETERSON DAVID R
Owner 2:	ZHANG XIUJIN
Owner 3:	
Street 1:	15 WEST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MILTON SAMUEL P -
Owner 2:	HALPERIN SAMARA JINNA -
Street 1:	15 WEST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,600 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Clapboard Exterior and 1776 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3600.000	401,200		369,600	770,800
Total Card	0.083	401,200		369,600	770,800
Total Parcel	0.083	401,200		369,600	770,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.01 | /Parcel: 434.0

Legal Description

User Acct 114673

GIS Ref

GIS Ref

Insp Date 05/17/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 172.0-0012-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	401,300	0	3,600.	369,600	770,900	770,900	Year End Roll	12/18/2019
2019	101	FV	274,300	0	3,600.	369,600	643,900	643,900	Year End Roll	1/3/2019
2018	101	FV	249,400	0	3,600.	327,400	576,800	576,800	Year End Roll	12/20/2017
2017	101	FV	244,800	0	3,600.	274,600	519,400	519,400	Year End Roll	1/3/2017
2016	101	FV	244,800	0	3,600.	274,600	519,400	519,400	Year End	1/4/2016
2015	101	FV	238,900	0	3,600.	237,600	476,500	476,500	Year End Roll	12/11/2014
2014	101	FV	238,900	0	3,600.	229,700	468,600	468,600	Year End Roll	12/16/2013
2013	101	FV	238,900	0	3,600.	218,600	457,500	457,500		12/13/2012

!13387!

PRINT

Date	Time
12/11/20	03:21:17

LAST REV

Date	Time
09/06/19	09:27:43
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13387

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILTON SAMUEL P	71154-135	1	6/14/2018		935,000	No	No		
MARANIAN MADELI	51711-521		9/23/2008		445,000	No	No		
	10332-244		8/9/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/6/2018	1266	Redo Bas	24,000	C				
5/4/2016	564	Addition	67,239					ADD 1/2 BATH,1ST B
2/23/2010	125	Redo Bas	24,000	C				RENO EXISTG BMT ST
1/19/2010	32	New Wind	4,548					REPLACE 3 WINDOWS
10/22/2008	1332	Redo Kit	14,850					

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2019	SQ Returned	JO	Jenny O
5/17/2017	Meas/Inspect	DGM	D Mann
5/17/2017	Permit Visit	DGM	D Mann
6/8/2010	Info Fm Prmt	BR	B Rossignol
1/8/2009	Meas/Inspect	372	PATRIOT
1/24/2000	Inspected	264	PATRIOT
12/21/1999	Mailer Sent		
12/10/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	114673
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3600		Sq. Ft.	Site		0	70.	1.47	8									369,601						369,600	

Total AC/HA: 0.08264 | Total SF/SM: 3600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 369,601 | Spl Credit | Total: 369,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	95500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	449795
Depreciation:	48578
Depreciated Total:	401217

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

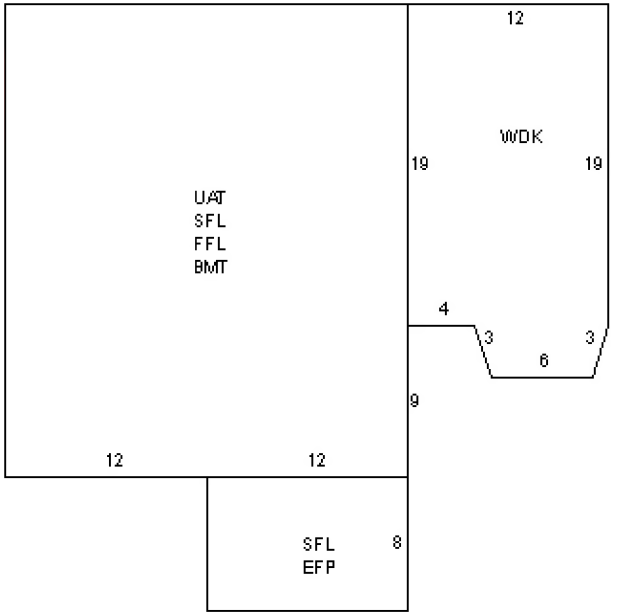
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	183.75
Special Features:	0	Val/Su Net:	152.84
Final Total:	401200	Val/Su SzAd	278.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	768	167.050	128,291
BMT	Basement	672	80.180	53,882
FFL	First Floor	672	167.050	112,255
WDK	Deck	249	9.910	2,469
UAT	Upper Attic	168	66.820	11,225
EFP	Enclos Porch	96	55.020	5,282

Net Sketched Area:	2,625	Total:	313,404
Size Ad	1440	Gross Are	3129	FinArea	1776
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0012-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	